

Sully District Council of Citizens Associations



**P.O. Box 230042
Sully Station, VA 20120-0042**

On 10 February 2020, the Joint Sully District Land Use and Transportation Committee (JSDLU&TC) heard several presentations. This summarizes the position taken on the Retreat at Westfields (RZ 2019-SU-009).

At the [last JSDLU&TC meeting in January 2020](#) both the Sully District Council of Citizens Associations and the Western Fairfax County Citizens Association recommended that the subject rezoning not go forward.

At this month's meeting, the JSDLU&TC as an entity unanimously recommended that, if, despite its previous recommendation that the rezoning not go forward, it does go forward, that two illustrations, one showing the updated contour map as of 2019 and the other showing Elm Street's proximity to the runways and the flight paths of arriving planes, be included in the developer's latest proffer as documented in the 28 January 2020 letter to the Planning Commission from Emma Estes, DPD ZED, subject RX/FDP 2019-SU-009, so prospective homebuyers would have this information. The indicated illustrations are included in this document below.

In addition the JSDLU&TC supports MWAA's request that the Fairfax County Department of Planning and Development notify them in cases where homes, schools, childcare or eldercare uses are proposed in contours of 60 decibels and above or within a specified distance of the end of a runway.

Submitted by:

Jeffrey M. Parnes
Land Use and Transportation Chair
Sully District Council of Citizens Associations
@SullyDistrict
LUTChair2020@SullyDistrict.org
703.424.2956

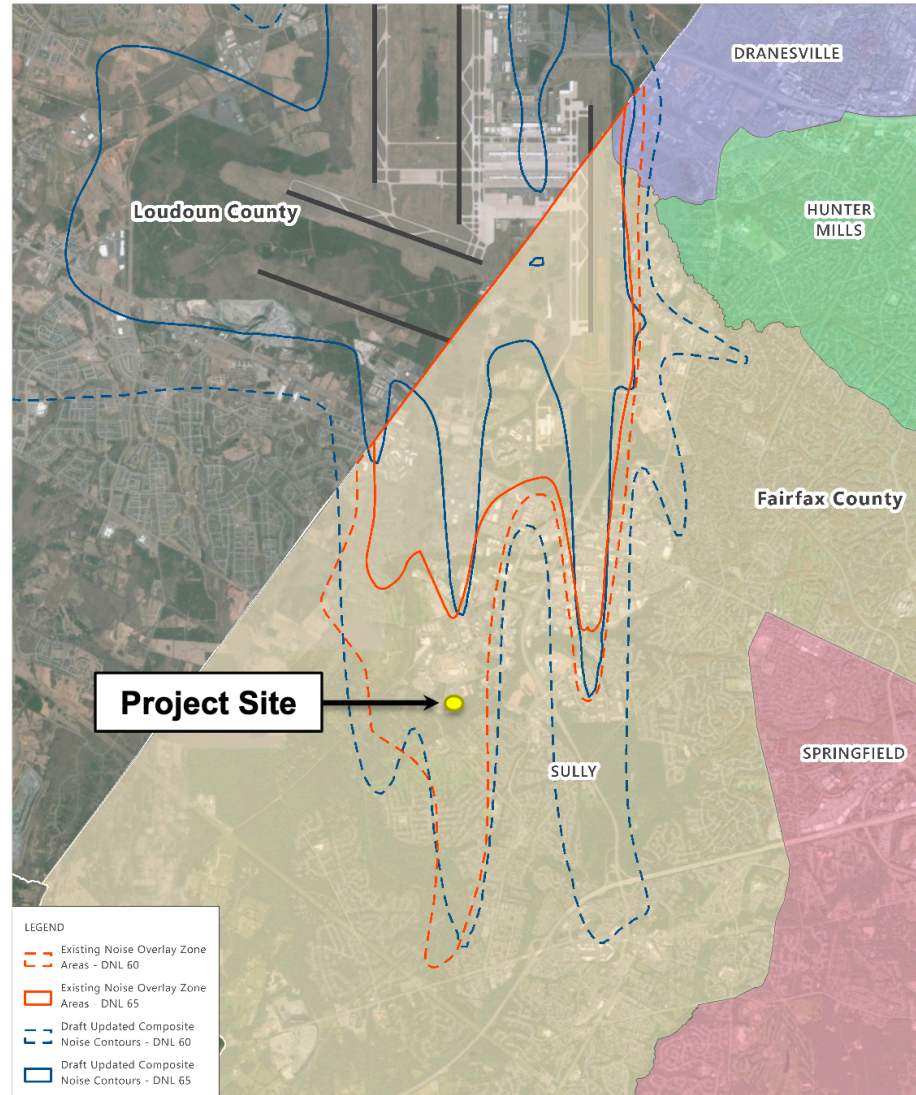
Distribution:

Sully Supervisor Kathy Smith,
Fairfax County Planning Commissioners
SDCCA Members
WFCCA Members

Note that this document is posted at http://www.sullydistrict.org/resolutions/20200210_RZ2019-SU-009_RetreatatWestfields.pdf



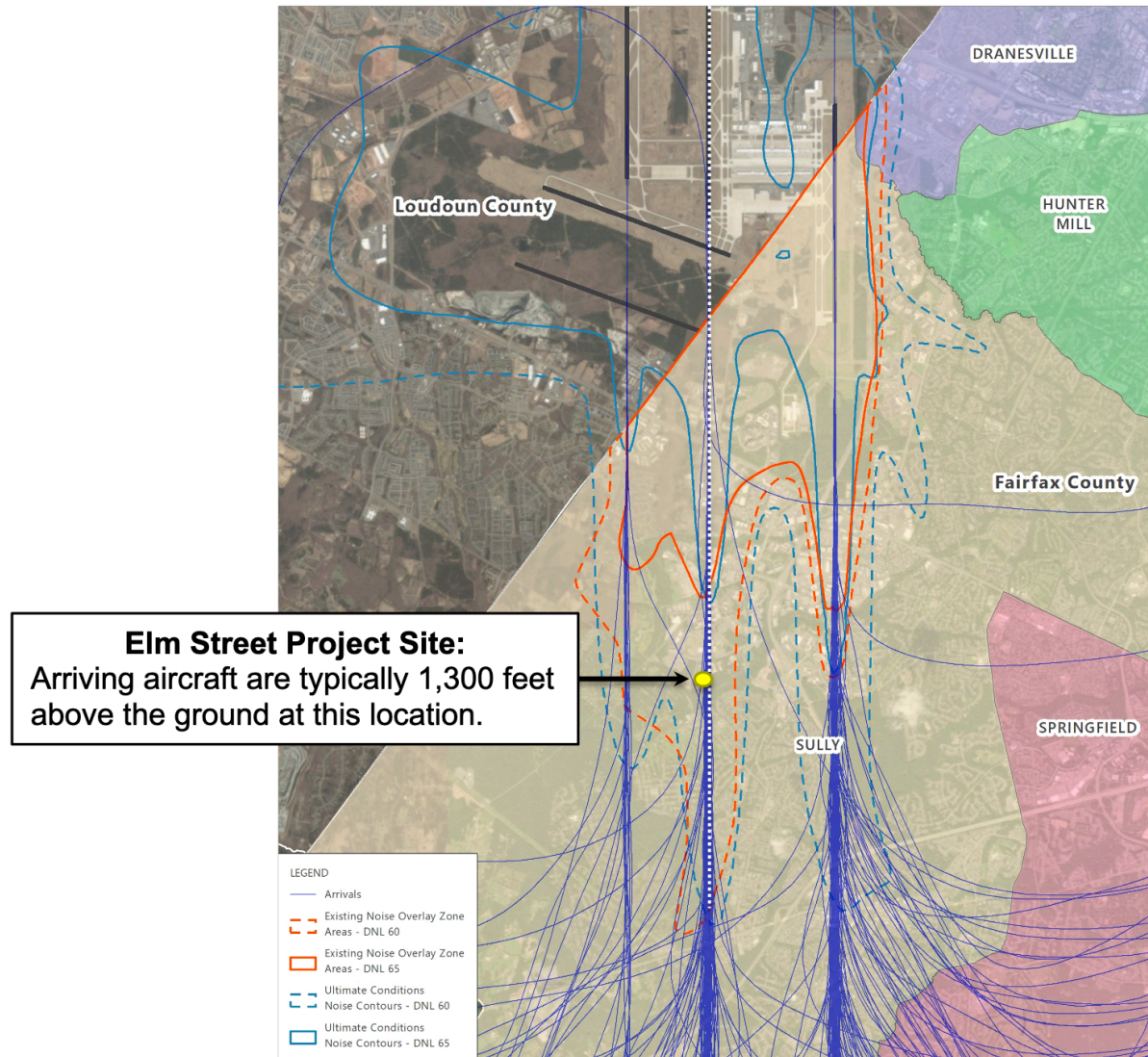
Washington Dulles International Airport – Current Airport Noise Overlay District and Updated (2019) Noise Contours



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, May 2018 (aerial basemap); Fairfax County, Virginia, 2018 (airport impact overlay districts and county supervisor districts); HMMH, February 2019 (Ultimate Conditions contours).



Washington Dulles International Airport 60 & 65 DNL Contours with Arrival Paths in Relation to Elm Street Communities, Inc.



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, May 2018 (aerial basemap); Fairfax County, Virginia, 2018 (airport impact overlay districts and county supervisor districts); HMMH, February 2019 (Ultimate Conditions contours).